

Parcel Number: 126-10-0060

Property Address			
Street Number	Street Direction	Street Name	Location
4351	E	BRYN MAWR RD	Tucson

Contact Information	
<b>Property Owner Information:</b>	<b>Property Description:</b>
SZKELEY JULIE ANNE 4351 E BRYN MAWR RD TUCSON AZ  85711-2927	CREST VIEW LOT 6

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	PRIM RESIDENCE (3)	10.0	\$190,075	\$190,075	\$19,007
2019	PRIM RESIDENCE (3)	10.0	\$212,006	\$199,579	\$19,958

Property Information					
<b>Township:</b>	14.0	<b>Section:</b>	10	<b>Range:</b>	14.0E
<b>Map &amp; Plat:</b>	10/72	<b>Block:</b>		<b>Tract:</b>	
<b>Rule B District:</b>	4	<b>Land Measure:</b>	1.00S	<b>Lot:</b>	00006
<b>Census Tract:</b>	3200	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	2/8/2017

Sales Information (3)				
Affidavit of Fee No.	Sale Date	Property Type	Sale	Validation
20150300467	10/2014	Single Family	\$206,000	X Aut
20071420964	6/2007	Single Family	\$323,500	X Aut
20001830668	9/2000	Single Family	\$147,000	X JAC DEED: Joint Tenancy Deed

Valuation Area				
<b>District Supervisor: RICHARD ELIAS District No: 5</b>				
Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
70	10	SC_PETER_HOWELL	05016001	14

## Recording Information (10)

Sequence No.	Docket	Page	Date Recorded	Type
20172570583	0	0	9/14/2017	WTDEED
20170050275	0	0	1/5/2017	QCDEED
20150370271	0	0	2/6/2015	WTDEED
20150300470	0	0	1/30/2015	WTDEED
20150300468	0	0	1/30/2015	DEEDDI
20150300467	0	0	1/30/2015	WTDEED
20071420964	13103	3840	7/24/2007	WTDEED
20041861348	12394	6736	9/24/2004	WTDEED
20001830668	11387	2315	9/20/2000	
0	6162	194	11/27/1979	

## Residential Characteristics

Property Appraiser: Stephen Hamner Phone: (520) 724-3061

### Main Structure:

Appraisal Date:	9/15/2015	Property Type:	Single Family Residence	Area ID:	Ed 14-050160-01-3
Processed:	12/31/1969	Building Class:	3	Physical Condition:	Good
Total Living Area:	2,046	Garage Type:	Garage	Effective Construction Year:	1956
Garage Capacity:	2	Stories:	1	Patio Type:	Covered
Rooms:	6	Patio Number:	1	Quality:	Fair
Pool Area:	512	Exterior Walls:	Brick	Valuation Type:	00
Roof Type:	Built Up	Total Main:	\$182,764	Heating:	Forced
Total Control:	\$182,764	Cooling:	Refrigeration	Total Actual:	\$212,006
Bath Fixtures:	8	FCV Adjustment Factor:	0.900	Enhancement:	\$0
Last Calc:	0903				

### Obsolescence:

Description	Ratio
5TH ST	0.900

## Notes (3)

Created: 3/6/2015 Modified: 3/6/2015	*20150300467 CORRECTED BY ^20150370271:
Created: 2/9/2015 Modified: 2/9/2015	2016 VIA SECONDARY VALUATION TO CLASS 3 primary SQ20150300467 PER SALES AFFIDAVIT
Created: 11/1/2013 Modified: 11/1/2013	2014 CLASS 4.2 OWNER CONFIRMED RENTAL USE AFTER MAILING ARS 42-12052